

027.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

997,800 / 997,800

USE VALUE:

997,800 / 997,800

ASSESSED:

997,800 / 997,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
100-102		GRAFTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LOMBARDI REBECCA L	
Owner 2:	
Owner 3:	

Street 1: 30 NEWPORT ST UNIT 2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: LOMBARDI KEITH -
Owner 2: -
Street 1: 5 OLDHAM RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION							
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.							

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4950.000		538,100		4,900		454,800		997,800							
Total Card							0.114		538,100		4,900		454,800		997,800		Entered Lot Size					
Total Parcel							0.114		538,100		4,900		454,800		997,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.													
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date														
2020	104	FV	538,200	4900	4,950.	454,800	997,900	997,900	Year End Roll	12/18/2019														
2019	104	FV	411,400	4900	4,950.	483,200	899,500	899,500	Year End Roll	1/3/2019														
2018	104	FV	411,400	4900	4,950.	352,500	768,800	768,800	Year End Roll	12/20/2017														
2017	104	FV	371,800	4900	4,950.	307,000	683,700	683,700	Year End Roll	1/3/2017														
2016	104	FV	371,800	4900	4,950.	261,500	638,200	638,200	Year End	1/4/2016														
2015	104	FV	331,000	4900	4,950.	255,800	591,700	591,700	Year End Roll	12/11/2014														
2014	104	FV	331,000	4900	4,950.	210,300	546,200	546,200	Year End Roll	12/16/2013														
2013	104	FV	344,500	4900	4,950.	200,100	549,500	549,500		12/13/2012														

SALES INFORMATION										TAX DISTRICT				ACTIVITY INFORMATION											
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name	Date	Result	By	Name								
LOMBARDI KEITH,	74798-411	1	6/2/2020	Estate/Div	99	No	No			7/29/2017	MEAS&NOTICE	HS	Hanne S	4/16/2009	Measured	197	PATRIOT	3/28/2000	Missed Appt.	263	PATRIOT	10/1/1999	Mailer Sent		
IAPPINI DANTE-E	28477-63		4/22/1998		311,000	No	No	Y		10/1/1999	Measured	267	PATRIOT	8/10/1993		MP									

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

